

EXHIBIT Z

PREPARED FOR: FIRST AMERICAN
NAME(S): N/A, N/A
ADDRESS: 15200 COUNTY ROAD 353 C
 BUENA VISTA, CO 81211
DATE: 01/24/2020



*First American
 Title Insurance Company*

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PROPERTY REPORT

ORDER #: 300795
ENTERPRISE #: EOR20200123-3341501
LOAN #: FIRST AMERICAN

LOCATION

ORDER ADDRESS: 15200 COUNTY ROAD 353 C
 BUENA VISTA, CO 81211
COUNTY: CHAFFEE
ASSESSED ADDRESS: 15200 COUNTY ROAD 353 C
 BUENA VISTA, CO 81211
PARCEL #(S): 327106400120

CURRENT CONVEYANCES

GRANTEE: THE 15200 COUNTY RD LIMITED PARTNERSHIP
GRANTOR: NATHANIEL S. WEEKS & SILENCE W. WEEKS

DOCUMENT TYPE: QUITCLAIM DEED

<u>DOCUMENT DATE</u>	<u>RECORDING DATE</u>	<u>RECORDING INFO</u>	<u>CONSIDERATION</u>
10/31/2008	11/04/2008	377534	\$10.00

GRANTEE: THE 15200 COUNTY RD, LIMITED PARTNERSHIP
GRANTOR: ROBERT E. WOERNER

DOCUMENT TYPE: WARRANTY DEED

<u>DOCUMENT DATE</u>	<u>RECORDING DATE</u>	<u>RECORDING INFO</u>	<u>CONSIDERATION</u>
04/29/2005	04/29/2005	350470	\$155,000.00

CURRENT MORTGAGES

NONE FOUND.

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PROPERTY REPORT

OPEN JUDGMENTS

NONE FOUND.

THE JUDGMENT RECORD REFLECTS A SEARCH WHICH WAS LIMITED TO PARTY(IES) AS TITLED.

TAX INFORMATION

TAX ID#: 327106400120
TAXES (YEAR): 2019
TAX TYPE(S): COUNTY
SCHEDULE: SEMI ANNUALLY
TOTAL BASE AMT: \$881.32

<u>DUE DATE</u>	<u>AMOUNT</u>	<u>STATUS</u>
02/28/2020	\$440.66	OPEN
06/15/2020	\$440.66	OPEN

ASSESSMENT INFORMATION

<u>PARCEL ID</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL</u>
327106400120	\$4,650.00	\$11,280.00	\$15,930.00

EFFECTIVE DATE: 01/14/2020

VESTED IN: THE 15200 COUNTY RD LIMITED PARTNERSHIP

Comparative Market Analysis



Researched and prepared by

Austin Campbell

Prepared exclusively for

Nathaniel Weeks

Prepared on

February 10, 2020

Subject Property

15200 Alpine Road

Buena Vista, Colorado

81211



Austin Campbell

Century 21 Summit Realty, Inc

P.O. Box 1354

Buena Vista, CO 81211

719-293-5058

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .



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Subject Property: 15200 Alpine Road, Buena Vista 81211

February 10, 2020

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Closed Listings

Address	Price	Bd	Bth	Abv Area	Ttl Area	PSF Abv	PSF Ttl	Close Date
15200 Alpine Road		1	1	1090	1090			
29850 County Road 355	\$275,000	2	1	800	800	\$ 343.75	\$ 343.75	01/17/2020
29834 County Road 357	\$288,000	3	2	1,120	1,120	\$ 257.14	\$ 257.14	01/21/2019
16920 County Road 338	\$299,000	3	2	1,232	1,232	\$ 242.69	\$ 242.69	10/10/2019
29055 Pinon Circle Drive	\$380,000	2	3	1,291	1,291	\$ 294.35	\$ 294.35	05/03/2019
31397 County Road 384	\$390,000	3	2	1,296	1,296	\$ 300.93	\$ 300.93	12/13/2019
30102 County Road 353	\$396,000	2	2	1,323	1,323	\$ 299.32	\$ 299.32	10/01/2019
36300 US Highway 24	\$398,500	2	2	1,064	1,064	\$ 374.53	\$ 374.53	04/24/2019
Averages:	\$346,643	2.4	2.0	1,161	1,161	\$301.82	\$301.82	

	Low	Median	Average	High	Count
Comparable Price	\$275,000	\$380,000	\$346,643	\$398,500	7
Adjusted Comparable Price	\$275,000	\$380,000	\$346,643	\$398,500	7

On Average, the 'Closed' status comparable listings sold in 46 days for \$346,643

Researched and prepared by Austin Campbell

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Subject Property: 15200 Alpine Road , Buena Vista, 81211

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



15200 Alpine Road



29850 County Road 355



29834 County Road 357

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID		4848354		6270190	
Status	Not Active	Closed		Closed	
Price		275,000.00		288,000.00	
Structure Type	LOG Cabin	House		House	
Levels	1	One		One	
Total Beds	1	2		3	
Total Baths	1	1		2	
Abv Grd Fin	1090	800		1,120	
Liv Area (SF Fin)	1090	800		1,120	
Area (SqFt) Tot	1090	800		1,120	
Blw Grd Finish	0	0		0	
Blw Grd Unfin	0	0		0	
Basement Y/N	No	No		No	
Basement	No			None	
Lot Sz SqFt		59,242		57,064	
Lot Sz Acres	2.01	1.36		1.31	
Parking Total		6		3	
Year Built	1950	1975		2010	
Construction	Frame	Frame, Wood Siding		Frame, Vinyl Siding	
Heating	Electric	Forced Air, Natural Gas		Electric, Radiant, Wood	
Cooling	None	None		None	
Water Source	Well	Well		Well	

Price	\$275,000	\$288,000
Total Adjustments	\$0	\$0
Adjusted Price	\$275,000	\$288,000

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



15200 Alpine Road



16920 County Road 338



29055 Pinon Circle Drive

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID		5784899		5092098	
Status	Not Active	Closed		Closed	
Price		299,000.00		380,000.00	
Structure Type	LOG Cabin	House		House	
Levels	1	One		One	
Total Beds	1	3		2	
Total Baths	1	2		3	
Abv Grd Fin	1090	1,232		1,291	
Liv Area (SF Fin)	1090	1,232		1,291	
Area (SqFt) Tot	1090	1,232		1,291	
Blw Grd Finish	0	0		0	
Blw Grd Unfin	0	0		0	
Basement Y/N	No	No		No	
Basement	No	Crawl Space, None		Crawl Space, None, Unfinishec	
Lot Sz SqFt		65,340		122,404	
Lot Sz Acres	2.01	1.50		2.81	
Parking Total		8		11	
Year Built	1950	1972		1982	
Construction	Frame	Brick, Vinyl Siding		Frame, Wood Siding	
Heating	Electric	Forced Air, Propane		Baseboard, Electric	
Cooling	None				
Water Source	Well	Well			

Price	\$299,000	\$380,000
Total Adjustments	\$0	\$0
Adjusted Price	\$299,000	\$380,000

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



15200 Alpine Road



31397 County Road 384



30102 County Road 353

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID		8246908		5125273	
Status	Not Active	Closed		Closed	
Price		390,000.00		396,000.00	
Structure Type	LOG Cabin	House		House	
Levels	1	Two		One	
Total Beds	1	3		2	
Total Baths	1	2		2	
Abv Grd Fin	1090	1,296		1,323	
Liv Area (SF Fin)	1090	1,296		1,323	
Area (SqFt) Tot	1090	1,296		1,323	
Blw Grd Finish	0	0		0	
Blw Grd Unfin	0	0		0	
Basement Y/N	No	No		No	
Basement	No	Crawl Space, None		None	
Lot Sz SqFt		65,340		87,120	
Lot Sz Acres	2.01	1.50		2.00	
Parking Total				2	
Year Built	1950	1978		2012	
Construction	Frame	Frame, Wood Siding		Other	
Heating	Electric	Baseboard, Electric		Electric, Forced Air	
Cooling	None	None		None	
Water Source	Well	Well		Well	

Price	\$390,000	\$396,000
Total Adjustments	\$0	\$0
Adjusted Price	\$390,000	\$396,000

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



15200 Alpine Road



36300 US Highway 24

	<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>
Listing ID		9196149	
Status	Not Active	Closed	
Price		398,500.00	
Structure Type	LOG Cabin	House	
Levels	1	One	
Total Beds	1	2	
Total Baths	1	2	
Abv Grd Fin	1090	1,064	
Liv Area (SF Fin)	1090	1,064	
Area (SqFt) Tot	1090	1,064	
Blw Grd Finish	0	0	
Blw Grd Unfin	0	0	
Basement Y/N	No	No	
Basement	No	Crawl Space, None	
Lot Sz SqFt		106,286	
Lot Sz Acres	2.01	2.44	
Parking Total		6	
Year Built	1950	2009	
Construction	Frame	Frame, Wood Siding	
Heating	Electric	Electric, Radiant, Wood	
Cooling	None		
Water Source	Well	Well	

Price	\$398,500
Total Adjustments	\$0
Adjusted Price	\$398,500

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Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

<u>Sell Price Statistics</u>		<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price:	\$346,600	Average Price/Sq Ft:	\$302
High Price:	\$398,500	High Price/Sq Ft:	\$375
Median Price:	\$380,000	Median Price/Sq Ft:	\$299
Low Price:	\$275,000	Low Price/Sq Ft:	\$243

Figures are based on selling price after adjustments, and rounded to the nearest \$100

Comparing the Area (SqFt) Total of the subject property with those of the comparables suggests a price of 349,900.

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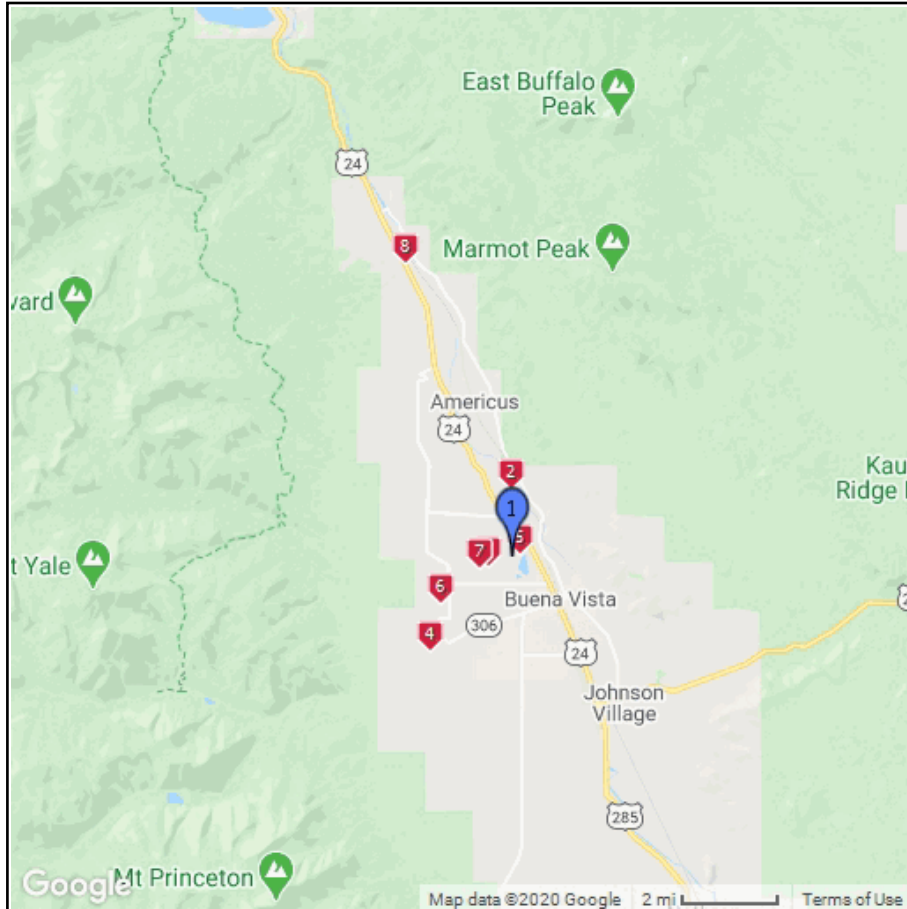
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CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 15200 Alpine Road
- 2 31397 County Road 384
- 3 29850 County Road 355
- 4 16920 County Road 338
- 5 30102 County Road 353
- 6 29055 Pinon Circle Drive
- 7 29834 County Road 357
- 8 36300 US Highway 24

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